

# JACKSON COUNTY SHERIFF'S OFFICE

"Conservators of the Peace"

Sheriff Nathan Sickler



State of Oregon	)	Court Case #15CV21024
	)	
County of Jackson	)	Sheriff's Case #17-07621

## NOTICE OF SHERIFF'S SALE (Real Property)

On March 27, 2018, at the hour of 10:00 AM at the Jackson County Sheriff's Office, Civil Division, 5179 Crater Lake Hwy, in the City of Central Point, Oregon, I will sell at public auction to the highest bidder for cash or cashier's check, in hand, made out to Jackson County Sheriff's Office, subject to redemption, all of the interest which the defendant(s) had on October 27, 2006, the date of the Deed of Trust, and also all of the interest which the defendant(s) had thereafter, in the following described real property:

**PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON, MORE FULLY DESCRIBED AS FOLLOWS, TO WIT:  
COMMENCING AT THE QUARTER CORNER STONE COMMON TO SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, JACKSON COUNTY, OREGON; THENCE NORTH 554.47 FEET AND WEST, 179.87 FEET FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 0 36'40" WEST, 107.00 FEET; THENCE NORTH 89°49'30" WEST, 142.48 FEET, THENCE SOUTH 0 36 '40" EAST, 136.28 FEET; THENCE ALONG THE ARC OF AN 820 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS NORTH 77°18'00" EAST, 60.09 FEET); 60.11 FEET, THENCE NORTH 79°24' 00" EAST, 85.00 FEET TO THE TRUE POINT OF BEGINNING.**

The property is commonly known as: 710 SOUTH OREGON STREET, JACKSONVILLE, OR 97530.

Said sale is made pursuant to a Writ of Execution in Foreclosure dated June 30, 2017, issued out of the Circuit Court of the State of Oregon for the County of Jackson where THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2006-HY13, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HY13 is plaintiff, and

UNKNOWN HEIRS AND DEVISEES OF BILL R. LEEP, DECEASED; JACQUELINE WATTS-LEEP; AUSTIN J. LEEP; HARRISON R. LEEP; METROCITIES MORTGAGE, LLC; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.; AND PERSONS OR PARTIES UNKNOWN CLAIMING ANY RIGHT, TITLE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT HEREIN is defendant.

**PROSPECTIVE BIDDERS READ THIS SECTION CAREFULLY**

Before bidding at the sale, a prospective bidder should independently investigate:

- (a) The priority of the lien or interest of the judgment creditor;
- (b) Land use laws and regulations applicable to the property;
- (c) Approved uses for the property;
- (d) Limits on farming or forest practices on the property;
- (e) Rights of neighboring property owners; and
- (f) Environmental laws and regulations that affect the property.

**Conditions of Sale: All potential bidders are subject to inspection of funds prior to or during participation in the auction to qualify as a bidder. Individuals without prior sufficient funds, or that have not qualified before the start of the auction, will not be allowed to participate. Only U.S. currency and/or cashier's checks made payable to Jackson County Sheriff will be accepted. Payment must be made in full immediately upon conclusion of the sale. Only the judgment creditor who obtained the writ may credit bid up to the Writ amount plus allowed costs. The judgment creditor must have cash in hand for any difference above the amount of the Writ and allowed costs.**

Interested parties can obtain additional information in either of the following websites:

<http://oregonsheriffssales.org/>

<http://jacksoncountyor.org/sheriff/services/sheriffs-sales>

NATHAN SICKLER, SHERIFF  
Jackson County, Oregon